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Torrance California
November 25, 1958

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 8:00 P. M. Tuesday, November 25, 1958, in the Council Chamber, City Hall, Torrance, California.

Those responding to roll call by Deputy City Clerk Whitacre were:
COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Isen. ABSENT:
COUNCILMEN: Jahn. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. Bigelow led the salute to our Flag.

The Reverend Hugh Percy of the First Episcopal Church opened the meeting with an invocation.

Councilman Jahn joined the meeting at 8:02 P. M.

Councilman Beasley moved to approve the Minutes of the Regular Meeting of the Council held November 18, 1958, as written.

Motion seconded by Councilman Benstead, no objections, so ordered.

Mayor Isen explained the procedure of the Council meeting to the audience.

BIDS:

Mayor Isen announced that Bids on Group Health and Accident Insurance for City Employees, as outlined in Bid Specifications, will be publicly opened at 10:00 A. M. Wednesday, November 26, 1958, in the Council Chambers. The Affidavit of Publication is on file in the office of the City Clerk.

HEARINGS:

The City Attorney told the Council that under G-1 on the Agenda, Item 2, and under Q-1 on the Agenda Items b and c should be returned to the Planning Commission for Hearings.

Councilman Jahn moved to concur with the recommendation of the City Attorney and return Item 2 under G-1 and Items b and c under Q-1 to the Planning Commission for hearings.

Motion seconded by Mayor Isen, no objections, so ordered.

Mayor Isen announced this was the time and place for the third and final hearing before the Council on an Ordinance repealing Section 11 of Appendix I of "The Code" regulating the uses permitted in the Light Manufacturing Zone and substituting therefor new provisions relating to the same subject matter.

Deputy City Clerk Whitacre presented the Affidavit of Publication.

Councilman Benstead moved this be received and filed.

There were no objections, and the motion was ordered carried.

Mayor Isen asked if anyone present wished to be heard, but there was no reply.

Councilman Benstead moved to close the Hearing.

Motion seconded by Councilman Beasley, and carried unanimously by roll call vote.

Councilman Drale asked if "b" under Item 1 would prohibit residences in a C-3 Zone, and Planning Director Powell said it would require that people wishing to build in such a zone come in for a Change of Zone or a Variance.

Councilman Drale felt that the owner of 10,000 sq. ft. of such property should have the right to build a home on it if he wishes.

Planning Director Powell said the Planning Commission had made a recommendation for establishment of an M-1R zone, but the Council had rejected it.

The City Attorney said the Ordinance under discussion is effective now, and the only change is under Subsection a, adding a C-3 use.

Mr. Strange, 4721 Torrance Blvd., said when the Victor Precinct was annexed, the people had wanted M-1 such as they had then, which permitted both houses and industrial use on the land, and they believe this would remove that right.

Councilman Benstead asked Mr. Powell if Mr. Strange's statement was correct.

Mr. Powell said the Ordinance which was under discussion became effective about the time the Victor Precinct was annexed. This change tonight is to prevent new residential construction in a C-3 zone. It does not change the Ordinance as it now stands.

Councilman Jahn thought the Council had provided for such construction if a house was built on 10,000 sq. ft. of land.

Mr. Powell said the Council had rejected that plan, known as M-1R.

Councilman Jahn felt if a person wished to build a house on a 10,000 sq. ft. piece of land in such a zone it should be permitted.

Councilman Drale said he would favor that, and he moved for the Ordinance to be amended to include the 10,000 sq. ft. minimum of land for a residence in an M-1 zone.

Councilman Beasley said he thought the owners of such land could apply for a Change of Zone or a Variance, thus leaving control with the Council and Planning Commission.

Councilman Bradford asked why anyone would want to build a home in an M-1 zone.

Councilman Drale said there are residences in the Victor Precinct now.

Mayor Isen asked if this affected existing residences, and the City Attorney said existing residences have an automatic variance, but they cannot be added to.

Councilman Drale said we had told those people that we would not change the zone of the property unless they asked it.

Councilman Jahn felt this created a hardship.

The City Attorney said the Ordinance was drafted because the Planning Commission wished to keep the industrial areas for industrial use. That was the reason both ordinances had been presented.

Councilman Jahn seconded Councilman Drale's motion.

Mr. Strange told the Council the Planning Commission is now trying to rezone part of the Victor Precinct for residential development, and a number of protests against it will be registered, with a petition being prepared.

Councilman Beasley explained to him that the Planning Commission has a duty to try to plan for the good of the City as a whole.

Councilman Bradford asked if the residents there had wanted to keep it zoned M-1.

Mr. Strange said they had, so they could have freedom.

Councilman Bradford said houses and industries do not always work out well together in a M-1 zone.

Mr. Strange said we have a City Ordinance which would prevent the industries from being nuisances. He said their area is an old one, and sparsely settled.

J. W. Webb, owner of property in the Victor Precinct, said there is a lot of industry there now. Under the County zoning, they could have either manufacturing or residential development. That had been his own reason for buying there, as he stores building equipment on his property and there are other commercial industrial uses around his property.

Mayor Isen said the Ordinance was not planned to be used only in the Victor Precinct, but would be to serve the entire City.

Mr. Webb felt we should keep that area in M-1 and let the people build houses there if they want to.

Councilman Blount pointed out we are not removing the right of the people in any way, but are adding a provision protecting C-3 zones; we are not removing anything which has been in effect nor are we removing from anyone who lives in M-1 the right of coming in for a Change of Zone or a Variance and getting the right to build.

Mayor Isen asked the City Attorney whether Councilman Jahn was correct in saying the houses in such a zone could not be altered or improved.

The City Attorney said people can repair those houses, but cannot add to them.

Councilman Jahn asked the Bldg. Supt. about this, and Mr. Schlens said he would issue a permit for repairs to such a home, but not for additions unless it was under a Change of Zone or Variance.

Councilman Benstead asked Mr. Schlens if that meant the houses could not be remodeled.

Mr. Schlens said if they do not change the occupancy or the amount of occupancy he would issue a permit for that; the normal growth of a family would not be considered a change of occupancy, unless the size of the building were changed materially. They could not add a room without approval of the Planning Commission.

Councilman Bradford asked if this ordinance would affect the whole City, and the City Attorney said it will affect all areas zoned M-1.

Councilman Bradford said some new M-1 zones are being developed and we certainly would not want homes in them.

Councilman Jahn asked Mr. Powell if there is other land zoned M-1 in large parcels in the City, and Mr. Powell said there are about 150 acres of M-1 in the City, and he outlined the location of the large pieces of existing M-1 land.

Motion to amend the Ordinance failed by the following roll call vote: AYES: COUNCILMEN: Drale, Jahn. NOES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Isen. ABSENT: COUNCILMEN: None.

The hearing was declared closed, as the motion had carried before the preceding discussion.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 11 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (THE LAND USE ORDINANCE) REGULATING THE USES PERMITTED IN THE LIGHT MANUFACTURING ZONE (M-1) AND SUBSTITUTING THEREFOR NEW PROVISIONS RELATING TO THE SAME SUBJECT MATTER.

Councilman Jahn moved the usual motion to dispense with further reading of Ordinance and Resolutions presented here tonight after the proper number was assigned and the title read, with the reservation that any Councilman could request and be guaranteed the right to have any read in entirety.

Motion seconded by Councilman Beasley and carried unanimously by roll call vote.

Councilman Benstead moved to approve Ordinance No. 1047 at its first reading.

Motion seconded by Councilman Beasley and carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Jahn, Isen. NOES: COUNCILMEN: Drale. ABSENT: COUNCILMEN: None.

2. Mayor Isen announced this was the time and place for the hearing on an ordinance repealing subsection "F" of Section 21 of Appendix I of the Code, and substituting therefor a new subsection "F", to provide that a Change of Zone may be granted by the City Council and shall become effective upon the passage of an Ordinance therefor.

The City Attorney explained this Ordinance provided for the Change of Zone being effectuated by Ordinance.

Mayor Isen asked if anyone present wished to be heard, but there was no reply.

Councilman Jahn moved to close the hearing.

Motion seconded by Councilman Drale and carried unanimously by roll call vote.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SUBSECTION "F" OF SECTION 21 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "REZONING" AND SUBSTITUTING THEREFOR A NEW SUBSECTION "F" TO PROVIDE THAT A CHANGE OF ZONE MAY BE GRANTED BY THE CITY COUNCIL AND SHALL BECOME EFFECTIVE UPON THE PASSAGE OF AN ORDINANCE THEREFOR.

Councilman Beasley moved to approve Ordinance No. 1049 at its first reading.

Motion seconded by Mayor Isen.

Councilman Jahn questioned the use of this number, but the Deputy City Clerk said it would be better to maintain the order number established.

Motion carried unanimously by roll call vote.

WRITTEN COMMUNICATIONS:

1. A November 14, 1958, letter from Richard R. Cody, Attorney, 5413 So. Broadway, Los Angeles, submitted the claim of Robert or Bob Aycock, for injuries allegedly sustained in an incident involving City police officer on or about August 28, 1958. The letter said this had been sent to the City Council of Torrance and then returned to the attorney after a period of some two weeks.

Councilman Beasley moved to deny the claim and refer this to the City Attorney.

Motion seconded by Councilman Benstead, no objections, so ordered.

2. A November 14, 1958, letter from the Metropolitan Water District asked whether or not the City elects to pay out of its Municipal Funds any portion of the District's taxes levied for the Fiscal Year 1959-60.

There were no objections, and the letter was ordered filed.

3. A November 18, 1958, letter from the Los Angeles County Flood Control District notified the City of certain requirements under the 1958 Flood Control Bond Issue.

The City Manager, in reply to a question, said this was a letter of notification only.

There were no objections, and this was referred to the Engineering Department.

4. A November 17, 1958, letter from Alfred G. Cagle, Attorney, 2271 Torrance Blvd., referred to a water pressure problem of Harold R. Duncan, Building Contractor, at buildings he has erected on 227th St. The letter requested that the Council grant a waiver of the requirement of the Building Code appertaining to water pressure in this instance.

A memo from Lee Schlens, Supt. of Building Inspection, dated November 17, 1958, and addressed to the City Manager, was attached. Mr. Schlens did not feel that he had the right to waive compliance with the Plumbing Code in such an instance. He submitted a copy of a memo he had received from Fire Chief J. J. Benner on the problem, which read as

follows: "Due to low water pressure in the areas serviced by Narbonne Ranch Water Co., Nos. 2 and 3, as evidenced during the fire November 8, 1958, at 23811 Eshelman, I urgently request that your department carefully scrutinize each area prior to the final approval of additional structures in said districts."

Councilman Jahn asked where the water pressure was taken, and Mr. Schlens thought it had been taken at the house.

Councilman Jahn thought it would be helpful for him to know that if the size of the meter and house pipe were increased it might help solve the problem.

Councilman Benstead thought this should go to the Water Commission.

Councilman Jahn felt it should have gone to Building Inspection.

Councilman Bradford said some houses in the area have had final inspection, and he did not see how it would be denied to these; he recalled that the Narbonne Water District is appearing before the PUC now. He said we had issued the building permits, and asked if we should not know the water pressures in the area.

Mr. Schlens told him we have no way of knowing the water pressure in that area, which our City does not serve. We have had other houses built in the area, and this is the first one which has had this problem.

Councilman Blount said Mr. Duncan had built the houses, but unless we perform our duty to provide minimum water pressure, the people who buy the houses won't be able to use their appliances properly. We must think of the ultimate consumer in this instance.

Councilman Bradford said we have the fire control there, and would not be able to give proper protection without water pressure. He thought the City should be careful here, and would be negligent not to pursue this. He thought the Water Dept. should look into this and report back to the Council, so we would know exactly what we do have there.

Councilman Drale questioned whether we should issue any more building permits there.

Councilman Beasley felt this man was asking permission to have the final inspections on houses which did not have water pressure sufficient to serve their needs, so that he could save \$600.00.

Councilman Beasley moved to deny the request.

Motion seconded by Councilman Benstead.

Councilman Jahn thought that by sending this to the Water Commission and the Water Dept., their pressure checks would do no good. We have the responsibility of fire protection in that area and must provide sanitation. He suggested instead of sending this to those people we ask the City Attorney to say what legal steps we could take to make the water company there give up their rights so we can go in and serve the area adequately. This man is asking us to approve something which does not meet the Code, but Councilman Jahn did not think we should refuse permits if the builders assure us there is water pressure at the site to meet the requirements of the Code.

Councilman Bradford asked if there is an adequate supply of water there.

Bldg. Supt. Schlens said the records of the Fire Dept. indicate that there is not sufficient capacity within the lines to handle their needs. If pumps are installed in one place, it will decrease pressure in others. He did not think it would be found that there was enough water to serve everyone there and maintain pressure.

Councilman Benstead asked the size of the mains in that territory.

Mr. Schlens did not know, and said he thought they would vary.

Mr. Gale Whitacre told the Council he lives on 233rd St. in that area. He has talked with the water company concerned, as the property owners are the water company indirectly. There is adequate water, but the lines won't hold it. Something must be done if building is to continue in the area. He felt that the Water Company would be more than willing to discuss this with someone from the City. He said that 227th Street is higher than the tanks on 229th St., and that is the main reason for the poor pressure at those houses. The lines are old, and will not maintain the pressure.

Mayor Isen said we had set up a Water Commission and he would not like to have them come here in the future and say that they had nothing to do. He thought all these questions were within their province. It was not his intention to limit them to the Torrance System. It seemed to him this should go before them for a recommendation, and that even before they get started this is dispensing with their services. This is one of the first problems we have had since that Commission was formed.

Councilman Beasley felt the Council was getting quite far from the matter on the Agenda, and from the motion. Taking over a district is another thing completely. He believed the only matter actually before the Council was the final inspection on the three buildings.

Mr. Cagle, representing the owner-builder, said his letter had set forth the most important facts. He did not believe this problem would be solved by singling out any individual, but was an over-all planning problem.

Councilman Jahn pointed out that Mr. Cagle's client is asking for final electrical and plumbing inspection and has not complied with the Plumbing Code. We have denied him no use of the building permit.

Mr. Cagle said pumps would run up the electrical bills at the houses.

Councilman Beasley called for the question, and the motion to deny carried unanimously by roll call vote.

Councilman Blount said he felt in accord with the Water Commission taking this and going forward with it. We limit, by Ordinance, building in the City in certain sections because of flood hazard. He thought perhaps the possibility should be discussed with the Planning Commission of restricting building where there is no water pressure, as well. He moved to refer this matter to both the Water Commission and the Planning Commission with the comments of the Council, asking for their recommendations.

Motion seconded by Councilman Beasley, no objections, so ordered.

Mayor Isen wanted to call to their attention specifically the matter of the fire dangers and sanitation hazards.

At 8:55 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:10 P. M.

5. A November 18, 1958, communication from Cotton & Francisco, 106 Emerald St., Redondo Beach, California, submitted to the Council their proposal for auditing the accounts and records of the City for the fiscal year 1958-59.

Mayor Isen asked the City Manager if he had a recommendation in this matter.

The City Manager recommended that we continue to use their service as proposed, saying they have done very good work for us in the past.

Councilman Beasley moved to concur with the recommendation of the City Manager.

Motion seconded by Councilman Jahn, and carried unanimously by roll call vote.

6. A November 20, 1958, letter from the Southwood Business Association, Southwood Shopping Center, signed by G. R. Quinn, Chairman of Decoration Committee, asked permission to decorate Palos Verdes Blvd. on both sides of the street from Sepuvleda Blvd. south to the end of the shopping district, for the Christmas season.

Councilman Benstead moved the request be granted.

Motion seconded by Councilman Jahn, no objections, so ordered.

7. A November 17, 1958, request from the South Bay Church of God, 17661 Yukon, was signed by the Rev. C. L. Tierney. The Church asked permission to present their third annual outdoor Nativity scene, December 16 through December 24, 1958, from 7:00 to 8:30 P. M.

License Inspector Whitacre told the Council that the request should have included a request for a free license for their loudspeaker to be used in this scene.

Councilman Jahn moved their request be granted, including the use of the loudspeaker with a free license.

Motion seconded by Councilman Drale.

License Inspector Whitacre suggested the motion include the stipulation that they conform to all restrictions put on this activity in former years.

Councilman Jahn amended his motion to include that stipulation, and the amendment was accepted in the second to the motion.

There were no objections, and the motion as amended was ordered carried.

COMMUNICATIONS FROM THE CITY MANAGER:

1. A November 21, 1958, letter from the City Manager submitted the following recommendations for the Council's consideration and approval:

APPROPRIATIONS:

1. To L. A. County Peace Officers Association for membership insurance covering false imprisonment, detention, malicious prosecution, and/or alleged assault under blanket policy for the period of January 1, 1959, to December 31, 1959, covering Regular and Reserve Torrance Officers, the sum of \$533.50.
2. To Diebold, Inc., for the purchase of Open-Shelf Filing equipment for the Police Department, the sum of \$988.25 plus sales tax. (Copy of request from Chief Bennett submitted to the Council).
3. To Diebold, Inc., for the purchase of one Model 10774-20 Super Elevator File, the sum of \$4,755.65 plus sales tax. (Copy of request submitted to Council).

Councilman Benstead moved to call for bids on Items 2 and 3 for the Police Dept., because they are for a sum larger than \$2,000.00.

Motion seconded by Councilman Drale.

Asst. Chief of Police Porter said there are two other companies which can bid, but their machines are not approved by the Underwriters' Laboratories or the Los Angeles Testing Bureau. They have less filing inches than these machines.

Councilman Jahn asked if the specifications could not require approval by the Underwriters' and the Testing Bureau, and Mr. Porter said they could.

Councilman Jahn said Item 2 was not up to \$2,000 and he did not think it should have to go to bid.

Councilman Benstead said the two different items total more than \$2,000 and they are both office equipment.

The motion carried unanimously by roll call vote.

Councilman Jahn moved to concur with the recommendation in Item 1.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Blount asked if Diebold is a manufacturer, and Mr. Porter answered affirmatively.

Councilman Blount asked if the specs would be set up to call for bids on their equipment, and Asst. Chief Porter said they would call for bids on a Super-elevator file, Underwriters' Laboratory approved, and with 24-hour service.

Councilman Blount asked if he thought this would be the answer we would get from the bid call, and Asst. Chief Porter said yes.

Councilman Blount felt that under those circumstances it would be a waste of time to call for bids, but Councilman Benstead did not agree. Asst. Chief Porter said about 6 months had been spent investigating this. He had taken City Manager Stevens and Mr. Mansfield to the Los Angeles Police Department to show them the set-up there. They have gone into this very thoroughly, and have 27 of these files. The Department of Justice has about 40 of them.

Councilman Benstead said it has always been Council policy to call for bids on anything over \$2,000.00.

REPORTS:

A report on Del Amo Blvd. improvement, between Western and Prospect Avenues, from the Planning Division of the Los Angeles County Road Dept., was submitted to the Council.

The City Manager said they had set up this program under three phases, and our own Engineering Dept. has prepared another estimate, also in three phases. They want this by December 1, and we should appeal to the County to include this in next year's budget. He did not believe we could get the whole thing, but thought we could ask for it and see what came of it. If we do get a portion of it, we could ask them to work on one of the phases, and decide which was the most important.

Mayor Isen asked why they want this information by December 1, and the City Manager said that is when they start work on their budget and the Supervisors want it by then.

The City Manager said there is another project within the City, the extension of Hawthorne Blvd. through our City to the City of Rolling Hills Estates.

Mayor Isen asked if this is just the budget for the roadways which is being called for by December 1.

The City Manager said they particularly want it by then.

Councilman Drale moved to concur with Mr. Stevens's recommendation.

Motion seconded by Councilman Beasley, no objections, so ordered.

Councilman Beasley asked if the motion included the extension of Hawthorne, and Councilman Drale so amended his motion.

Mayor Isen asked if it would be wise at this time to furnish them with the figures made up by our own Engineering Department.

The City Manager said he would be sure to submit the proper figures.

There were no objections, and the motion as amended was ordered carried.

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. Resubmitted, a letter dated November 12, 1958 from Davidson & Russ, 16405 So. New Hampshire Ave., Gardena, California, apprising the Council of the application of Alfred N. Maus and Tom Stewart for a business license to operate a dump and to aid Henry M. Guenser in carrying out the provisions of the recorded contract entered into between him and the City of Torrance on December 5, 1956. The letter showed Mr. Guenser's approval of the application.

The Council had asked for a report on this from the City Attorney.

City Attorney Remelmeyer said he has talked to them; Messrs. Maus and Stewart will operate the dump under the supervision of Mr. Guenser, but because they will be operating it separately from him, he wanted them to have the license. We had granted to him the right to fill the property without specifying what could go in there. The City also has the right to dump dirt or non-combustible rubbish there.

The City Attorney recommended that the Council grant the license to them and make it subject to the approval of the Department of Public Works as to the material that goes in there and the method of filling.

Mayor Isen thought there had been another license issued there with Mr. Guenser's consent.

Mr. Remelmeyer said with regard to Mr. Forsythe, the area where the ball diamond is has been dedicated to the City by Mr. Guenser. The area under discussion is the area of the pit. Between those two areas there is a narrow potential roadway which Mr. Forsythe said had been dedicated to the City some time ago. The City Attorney had not been able to find that dedication. There is a problem there of the extension of 176th Street.

The City Attorney thought this could be worked out if the area were specifically confined to the pit.

Mr. Guenser came forward, and said that the land he is going to fill did not belong to Forsythe at any time; it has not been dedicated to the City.

The City Attorney said they are only applying for a business license. The only thing is that by the provisions of the Land Use Ordinance, a dump would not be permitted in any area without permission from the Council.

The Mayor did not think this should be here at all. He could see no reason why they could not have a business license. He did not think this required approval from the Council, and that it was a private matter.

License Inspector Whitacre said that in the light of this conversation he would issue them a business license.

There were no objections, and the communication was ordered filed.

2. A November 13, 1958, letter from Mrs. O. G. Briddle, 22018 Harvard Blvd., requested a refund of dog license fee, as she lives in the City of Los Angeles.

A memo from the License Inspector recommended the refund be granted.

Councilman Jahn moved to concur with the recommendation of the License Inspector.

Motion seconded by Councilman Beasley and carried unanimously by roll call vote.

COMMUNICATIONS FROM THE AIRPORT MANAGER:

A number of communications from the Airport Manager were submitted, but Councilman Benstead asked if these were the items of unfinished business which were supposed to come to the Council and Mr. Egan, Airport Manager, said they were not.

Councilman Benstead moved to refer all these items to the Airport Commission.

Motion seconded by Mayor Isen.

Mr. Egan spoke to the Council briefly, saying these are matters which he has been working on for some time, and for one reason or another had not been able to take to the Commission or bring here. All had come to this stage of development at the same time. He said he was prepared to discuss the backlog of lease applications the Council had called for.

Mayor Isen said he still felt he had been in error in his vote to take away from the Airport Commission the right to negotiate on leases at the Airport. He felt a method of working between the Commission and the Council should be made ready as soon as possible, and that the Council had asked the City Manager for such a recommendation.

The City Manager said such a report is being prepared. He believed it would be ready by the time the Councilmen return from their trip to Boston.

Councilman Beasley said he would like to have these back here as quickly as possible.

Mayor Isen felt the Airport Commission should sit in on the meeting about the modus operandi on the lease applications.

The City Manager said his report on this would recommend a 30-day limit from time of receipt of an application to the time it came here.

Councilman Jahn referred to Item 5 submitted by the Airport Manager, a proposal of H. N. Bracken on behalf of clients, to lease land at the corner of Pacific Coast Highway and Crenshaw for a car wash, and added he felt this to be a matter of policy.

Mayor Isen asked if that had been excluded from the motion, and Councilman Benstead said no.

Councilman Bradford said everyone was talking about the backlog of applications at the Airport Commission. He thought it would still be a month before we get any plan into operation and this was throwing away a chance of getting money from the airport.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: Bradford, Blount. ABSENT: COUNCILMEN: None.

COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. A November 20, 1958, memo from Lee Schlens, Supt. of Bldg., estimated that it would cost approximately \$3,500 to move the old Civil Defense Building presently located at the former City Yard, at the corner of Western and Torrance Blvd. He did not recommend this project, considering the fact that the new location had been indicated and that its use would be for a limited time. He offered to help with the details of advertising the building for sale.

Councilman Jahn moved to concur with the Building Superintendent.
Motion seconded by Councilman Drale.

Asst. City Manager Mansfield asked if this meant the building could be sold.

Councilman Jahn said it did.

Motion carried unanimously by roll call vote.

COMMUNICATIONS FROM THE PUBLIC WORKS DEPARTMENT:

1. A November 19, 1958, letter from J. V. Russell, Director of Public Works, informed the Council that bids for protective fencing at Sea-Aire Park, 22730 Lupine Drive, were opened in the Council Chambers at 1:00 P. M. Wednesday, November 19, 1958.

Mr. Russell recommended that the low bidder, the Anderson Fence Co. of Los Angeles be awarded the contract in the amount of \$1,015.00.

Councilman Benstead moved to concur with the recommendation made by Mr. Russell.

Motion seconded by Councilman Jahn, and carried unanimously by roll call vote.

COMMUNICATIONS FROM THE ENGINEERING DEPARTMENT:

1. STORM DRAIN - VIA LINDA VISTA TO VIA LA CIRCULA.

A Nov. 20, 1958, letter from R. W. Bishop, City Engineer, requested permission to install an 18" storm drain, with appurtances, between Via Linda Vista and Via La Circula near Via El Chico in the easements between lots as shown in a sketch submitted with the request.

Councilman Jahn asked the City Engineer about the two types of pipe which could be used, and whether outside the first length of pipe the less expensive pipe could be used.

The City Engineer said it could, because it is outside the roadway and cars would not run over it.

Councilman Jahn moved to concur with the request as outlined.

Motion seconded by Mayor Isen and carried unanimously by roll call vote.

2. PROPOSED CONSTRUCTION OF CURBS AND GUTTERS - 171ST ST. AND 168TH ST.

A Nov. 21, 1958, letter from J. R. Patrick, Asst. to City Engr., requested approval of construction of curbs and gutters on 171st St. between Ermanita Ave. and Glenburn Ave., also on 168th St. between Faysmith and Ainsworth, in lieu of 12" storm drain.

Councilman Jahn asked if the City would put in the curbs and gutters, and the City Engineer said yes, to avoid the expense and maintenance costs. In these two cases, there is high maintenance cost. The City Engineer believed these situations to be unusual enough to say they would not set precedents in the City. He told the Council that because of the flat grade there the water did not move and puddled, causing chuck holes to form constantly in the streets.

Councilman Blount moved that the City proceed with the recommendations, spending not more than \$600 on 168th between Faysmith and Ainsworth and not more than \$1035 on the other area, to materially aid in flood control of aid to the entire area.

Motion seconded by Councilman Drale.

Motion carried unanimously by roll call vote.

3. STREET EASEMENTS - Widening of alleys in Tract 23988, Stuart Homes, Inc., et al and Harry & Dorothy Kissel.
With a letter dated November 20, 1958, John R. Patrick, Asst. to the City Engr., submitted easements for the widening of alleys in Tract No. 23988 as required by the City, to serve lots which are inaccessible to streets due to high banks. Location sketches on the 3 easements were attached, and the letter bore the approval of the City Attorney and City Manager.

Councilman Jahn moved to accept the easements submitted by Mr. Patrick.

Motion seconded by Mayor Isen and carried unanimously by roll call vote.

4. STREET EASEMENTS - 1) Portion Parcel 2, Tr. 10140, Arlington Ave., and 2) portion of Lot 5, Tr. 588, 233rd St. widening.
With a letter dated Nov. 20, 1958, the City Engineer submitted the following easement deeds:
1) Easement deed dated Oct. 17, 1958, from United States Steel Corp. conveying to the City an 80' right of way for street or highway purposes for the southerly extension of Arlington Ave. across the NW corner of the steel company's property;
2) Easement deed dated Nov. 17, 1958, from Arthur E. and Tiame M. Martois for a 2' widening of 233rd St. in Lot 5 of Tract No. 588.

Councilman Jahn moved to accept these easements submitted by the City Engineer.

Motion seconded by Councilman Beasley and carried unanimously by roll call vote.

COMMUNICATIONS FROM THE PLANNING DEPARTMENT:

1. With a letter dated November 20, 1958, the Planning Director reported that the Planning Commission had conducted the necessary Hearings on the following proposed Ordinances and unanimously recommended them to the Council for approval:

- a) An Ordinance of the City Council amending Section 18, Appendix I, of "The Code of the City of Torrance, 1954", entitled "Variances" (The Land Use Ordinance) to provide for a Hearing by the Council.

There were no objections, and the time and date for the Third and Final Hearing on this proposed Ordinance were set as 8:00 P. M. Tuesday, December 9, 1958, in this Council Chamber.

2. CASE NO. 537 - CHANGE OF ZONE: With a letter dated Nov. 20, 1958, Planning Director Powell submitted this Case, requesting the Council to fix a date for the Third and Final Hearing on Case No. 537, Petition of Torrance Unified School District for a Change of Zone from R-1 and R-2 to C-2 on property located in Meadow Park Tract.

There were no objections, and Mayor Isen set 8:00 P. M. Tuesday, December 9, 1958, as the time and date for this Hearing, to be held in the Council Chamber.

3. CASE NO. 543 - CHANGE OF ZONE: With a letter dated Nov. 20, 1958, Planning Director Powell requested that the Council fix a time and date for the Third and Final Hearing on the Petition of J. T. Sakioka and the Garrett Corp. for a Change of Zone from A-1 to M-2 on a portion of the Strawberry Home Tract.

There were no objections, and Mayor Isen set 8:00 P. M. Tuesday, December 9, 1958, as the time and date for the Hearing to be held in the Council Chamber.

4. CASE NO. 539 - VARIANCE: A transmittal form from the Planning Commission recommended approval of the petition of Samuel R. Borland for a Variance on a portion of Lot 47 of Tract 3458 to convert said property for church purposes (North Torrance Baptist Church), in Zone M-2. A location sketch and an excerpt from the November 5, 1958, Planning Minutes were attached.

Councilman Benstead thought it a shame the people would have that expense for only a year of use of the property.

Councilman Drale said they intend to convert an existing residence on the property until they find a more suitable location. They will not make any extensive improvements on this, as they realize it is on a year-to-year basis.

Mr. Powell came forward, and said they have all signed the necessary statements saying they realize the restrictions and drawbacks of this location for a church, and are aware of the year-to-year limitation.

Councilman Drale moved to grant this variance, subject to all Planning Commission stipulations.

Motion seconded by Councilman Blount.

Councilman Jahn asked the City Attorney if these conditions would be binding, and the City Attorney said they would.

The motion carried unanimously by roll call vote.

5. CASE NO. 541 - VARIANCE: A transmittal from the Planning Commission recommended approval of the request of Virginia Churchman for a Variance to build a 3-bedroom 1-family home in addition to existing dwelling on Lot 1, Block 10, Tract 2761, at 1605 Elm Avenue in an R-1 Zone.

Mayor Isen had thought that the recommendation was that the existing building would be removed.

Councilman Beasley said they will use it until the other building is completed, and then will remove it.

Planning Director Powell said the building to be removed is a small building. The Commission had felt it would be an asset to the area to have this new residence. The lot is 50' x 150'. The house at the back is only 24' x 34', and the new one will be a large residence with a double garage.

Councilman Benstead moved to approve the request with all stipulations of the Planning Commission to be effective.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote.

COMMUNICATION FROM JEFFERSON, INC.:

1. With a letter dated November 22, 1958, Albert Levitt, President of Jefferson, Inc., submitted the required affidavit that the minimum construction provisions of the Torrance-Jefferson Amended Lease of December 19, 1957, have been met. Mr. Levitt requested that the security deposit of \$25,000 be returned to Jefferson, Inc., all in accordance with existing documents.

The affidavit submitted with this letter bore the signatures of A. Schwartz, Pres., Schwartz-Torrance Investment Co., J. R. Metcalf of Metcalf Bldg. Co., and Albert Levitt, President of Jefferson, Inc., and three notarizations and certifications were attached to the letter.

In reply to a question from Councilman Jahn, the City Attorney said the stipulations which had to be met before the security deposit was returned had been that the contractor and lessee furnish affidavits that a quarter of a million dollars worth of improvements had been placed on the property.

Councilman Blount moved to return the deposit to Jefferson.

Motion seconded by Councilman Jahn, and carried unanimously by roll call vote.

COMMUNICATIONS FROM CITY ATTORNEY:

1. A November 18, 1958, letter from the City Attorney contained, in response to a question from the Council on April 1, 1958, his opinion as to how the City could prevent ineligible candidates from filing for office. The City Attorney offered several suggestions, but told the Council that this is a state-wide problem which should be solved by an amendment to the State Elections Code. He suggested it might be wise to present the problem to the League of California Cities for their consideration and action.

The City Attorney also suggested that filing fees in varying amounts be required from those who wish to file for office.

Councilman Drale moved the City Attorney be authorized to draw the necessary ordinance.

Motion lost for lack of a second.

Councilman Beasley asked the City Attorney if it would be better to do this by Charter amendment, and the City Attorney said it would.

Councilman Beasley thought the necessary amendment should be prepared and put on the ballot at the next election.

The City Attorney pointed out that he had not set any fees in this letter, but had suggested them; he asked if the Council wished to discuss this now.

Councilman Benstead felt we would be taking away the right of a citizen who could not pay the fee to run for office.

Mayor Isen was in disagreement with the letter. He felt the fees suggested in the letter from the City Attorney were out of proportion. He agreed with Councilman Benstead that anyone who wants to run should be allowed to file if eligible. This would not settle the problem, as almost anyone could raise these amounts, varying from \$100 as a filing fee for the office of Mayor to \$50 for the office of Councilman and \$25 for other elective offices in the City.

The Mayor felt we could require an Affidavit from prospective candidates giving the pertinent data and affirming that they met the requirements. Then the candidate would be warned and would not have this opportunity to create travesty. If a candidate were found guilty of fraud, the perjury laws would apply. He believed that in many instances those who filed did so without knowing what the requirements are.

The Mayor referred to the matter of a filing fee, and said he knew that all would agree that the stickers everyone used in the past have been a nuisance and disfigured the City. Everyone had used them, and it had been necessary to pay to clean them up after the last election. The stickers were used in the last State election as well, and are all over town now. Mayor Isen suggested some sort of ordinance be adopted that

would require a deposit with the nominating papers of about \$25 to guarantee that all such material would be removed. Then the cost of removing material could be spread among all candidates and if any of the funds were left they could be returned.

Mayor Isen felt another type of remedial action is necessary; we have stipulated in our Charter and under our Civil Service Rules that no City employee may contribute to a candidate for City office. There is not, however, any law prohibiting candidates from receiving contributions from City employees. He felt we should have a statute of that type. He pointed out that he was purposely avoiding the term 'solicit' because it would be subject to various interpretations. He believed we should have a law making it a misdemeanor for any candidate for office in the City to receive contributions from any City employee.

The City Attorney thought perhaps making them sign such an affidavit as the Mayor suggested would help; he pointed out, however, that many times there is a dispute on where a person's residence is.

Mayor Isen thought that could be settled by asking the candidate for his residences over a certain period of time.

Councilman Bradford thought that with that information it should be determined by the City Clerk's office whether or not a candidate was eligible at the time of filing, with an investigation being made if necessary and the City Attorney giving a ruling when requested.

The City Attorney did not agree; he said this would put the City Attorney in the position of making a determination, which the City Attorney believed would have to be made by a court. He felt this could be expedited through the courts, and that this would be a judicial matter.

Councilman Benstead said the case of this nature which had come up at the last election was the only case of this kind we ever had.

This was discussed at some length.

Councilman Jahn suggested that this power of investigation be vested in a Committee, composed of the City Attorney, the City Clerk and one other member. It could be required that the last date of filing be early enough so that an investigation could be made by these people under our City law.

Mayor Isen felt it would be a safeguard to require this.

Councilman Jahn moved the City Attorney be instructed to draw a Charter amendment to be placed on the ballot at the next election along the lines of setting a minimum number of days between the last date for filing for City office and the date for sending the material to the Registrar of Voters, and that a board be set up consisting of the City Attorney, the City Clerk, and the Chief of Police to investigate petitions as carefully as possible to determine eligibility of the petitioners, and if it were found that one or more were not eligible to run, that it be reported immediately.

Councilman Blount pointed out we have a lot of time to think about this.

Councilman Jahn withdrew his motion, saying perhaps the City Attorney could think along these lines and come up with something for the Council to consider.

Mayor Isen moved that the proper amendment or perhaps Charter amendment be prepared to make it a misdemeanor for a candidate for City office to receive campaign contributions from a City employee.

Councilman Jahn asked where the prohibition against City employees making such contributions is, and the City Manager said it is in the City Charter.

Mayor Isen said this would have to be a Charter amendment.

Councilman Beasley thought this would have to be drawn very specifically to include Civil Service employees only.

Mayor Isen said there was plenty of time to work on it.

Councilman Benstead said he had no knowledge of any such thing ever having happened, and Mayor Isen said he did. For that reason, Mayor Isen thought we should have a law and the candidates should know there is such a law, and they should abide by it. This is a necessity if we wish to maintain the purity of our elections.

Councilman Jahn said he would go along with this, and would want to have time to study it when it was drawn.

There were no objections, and it was so ordered.

At this time, Mayor Isen introduced Mayor Owen Goodman, attorney, and Mayor of the City of Rolling Hills, who was visiting the Council.

At 10:10 P. M., Mayor Isen declared a recess, with the Council re-convening at 10:20 P. M.

Mayor Isen told the City Manager that it is important that the City handle its own elections, and thought that perhaps Mr. Bone could work on this with someone from the City Clerk's office.

The City Manager felt it had been clearly indicated by the Council that they wanted this done.

The Council received copies of a report from George Powell, Planning Director, on his dairy inspections which were made as directed by the Council. The report was dated November 25, 1958.

RESOLUTIONS:

1. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3600

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR THE JOINDER OF ANZA AVENUE AND CALLE MAYOR.

Councilman Benstead moved for the adoption of Resolution No. 3600. Motion seconded by Councilman Jahn and carried unanimously by roll call vote.

2. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3601

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND SERVICE COATING CORPORATION FOR SANDBLASTING AND PAINTING A ONE MILLION GALLON STEEL TANK LOCATED AT OCEAN AVENUE AND 226TH STREET.

Councilman Beasley moved to adoption Resolution No. 3601. Motion seconded by Councilman Jahn and carried unanimously by roll call vote.

ORDINANCES:

1. With a letter dated November 20, 1958, the City Clerk submitted for its second reading Ordinance No. 1044, unanimously approved by the Council, with all members present, at the time of its first reading on November 18, 1958.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE IV TO CHAPTER 14 OF "THE CODE OF THE CITY OF TORRANCE, 1954", TO PROVIDE FOR THE REGULATION OF DAIRIES AND THE COW HERDS THEREON.

Councilman Benstead moved to adopt Ordinance No. 1044 at its second and final reading.

Motion seconded by Councilman Beasley and carried unanimously by roll call vote.

2. A November 20, 1958, letter from the City Clerk submitted for its second reading Ordinance No. 1045, first read at the meeting of November 18, 1958, and approved by the following roll call vote at that time: AYES: COUNCILMEN: Beasley, Benstead, Bradford, Drale, Jahn, Isen. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMAN: None. Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 16.66 AND 16.67 OF CHAPTER 16 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE GENERAL ENUMERATION OF FEES FOR LICENSING OF BUSINESSES AND TRADES AND FEES FOR BUSINESSES NOT ENUMERATED IN THE SCHEDULE, AND SUBSTITUTING NEW SECTIONS THEREFOR RELATING TO THE SAME SUBJECTS; AND ADDING SECTION 16.66.1 TO SAID CHAPTER RELATING TO AN EMPLOYEE LICENSE TAX SCHEDULE.

Councilman Benstead moved for adoption of Ordinance No. 1045 at its second and final reading.

Motion seconded by Councilman Jahn, and carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Bradford, Drale, Jahn, Isen. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

3. With a cover letter dated November 20, 1958, the City Clerk submitted for its second reading Ordinance No. 1046, unanimously approved with all present at the time of its first reading on November 18, 1958.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 19.17 AND 19.21 OF CHAPTER 19 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "OIL CODE", SAID SECTIONS RELATING TO AMOUNT OF DERRICK OR OIL WELL HOLE PERMIT FEES AND PENALTY FOR DELINQUENCY, AND SUBSTITUTING NEW PROVISIONS RELATING TO THE SAME MATTERS.

Councilman Beasley moved for adoption of Ordinance No. 1046 at its second and final reading.

Motion seconded by Councilman Jahn, and carried unanimously by roll call vote.

ORAL COMMUNICATIONS:

1. Deputy City Clerk Whitacre presented an application for a free license to operate a Christmas tree lot from Scout Troop No. 244.

Councilman Benstead moved to grant this subject to the usual stipulations.

Motion seconded by Mayor Isen, and carried unanimously by roll call vote.

2. The City Attorney reported that we have two law suits pending, one revolving around a refund for a sewer main fee and the other in the Vegas matter concerning the use of the property north of their leasehold at the airport. He asked permission to employ research assistants, saying he could find men capable of doing this for about \$3 per hour. He believed he could handle the suits if he could have this research assistance.

Councilman Drale moved to grant the request.

Motion seconded by Councilman Blount.

Councilman Benstead asked the City Attorney about how many hours of research would be required, and the City Attorney replied that he did not know.

Councilman Bradford asked if this was in addition to the City Prosecutor, and City Attorney Remelmeyer said it is.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Isen. NOES: COUNCILMEN: Jahn. ABSENT: COUNCILMEN: None.

3. Councilman Benstead asked the City Attorney for the report on fees to be paid to Mr. Jim Hall in the employment the City Attorney had been authorized to refer to Mr. Hall.

The City Attorney said it would be a reasonable fee, as Mr. Hall has always charged us reasonable fees.

Councilman Benstead said the City Attorney had been asked to check and report back to the Council on this.

Mayor Isen said the report could be received at the meeting of December 9.

4. City Engineer Bishop said he had received a request from Mr. Kissel to have the Engineering Department release about 15 homes in their new tract for occupancy. This is something Engineering must do under Ordinance No. 621. Actually, quite a bit of the sidewalk is not in yet. The sidewalk is in front of these homes, but not throughout the tract. Mr. Kissel has representatives here and they have posted a bond with the City saying they will furnish the sidewalks within a year. He had felt this should come to the Council for interpretation. He felt personally that it would be all right to allow this occupancy, but had wanted the Council to make the final determination.

Councilman Beasley asked if this had not been brought about by the proposed relocation of Newton Street.

City Engineer Bishop said that is being considered, and if they were put in sidewalks might have to be taken out for that.

Mayor Isen recalled an instance when we had allowed occupancy in a tract when the street had not yet been paved.

Councilman Bradford said he had noted that the Kissel Company owed the City \$397.17 for some work on drains.

Councilman Beasley moved to concur with the recommendation of the City Engineer and allow this occupancy when that payment has been made and the bond has been received.

Councilman Drale seconded the motion, asking if the houses had been given final inspection by the Building Department.

Bldg. Supt. Schlens said they had not, but that Mr. Kissel is asking for that now.

Councilman Beasley amended his motion to include that the houses should have been given final inspection before being released, and the amendment was accepted in the second to the motion.

Mr. Frank Herron of Northridge, representing Mr. Kissell, said they will have another 9 houses on Vista Larga ready next week, and they would like to have them considered at this time as well.

Mayor Isen moved to include them, providing all requirements of this motion are taken care of.

A roll call was begun, but as it was halted by questions from the Council, it was ordered stricken from the record.

Councilman Bradford asked if there is any chance of rain damage on the streets and whether the gutters are in.

City Engineer Bishop thought erosion was fairly well controlled, and the gutters are in.

Councilman Bradford asked why it takes a year to get sidewalks.

The City Engineer said the bond he has received is for a 12-month limit.

Mayor Isen asked Mr. Herron when they would put the sidewalks in.

Mr. Herron said they would put them in as soon as the City knows where Newton Street will be realigned, saying it would be a waste to put in the sidewalks and then have to take them out for the realignment.

Councilman Bradford felt any motion on this should stipulate the time the sidewalks would be in, other than 12 months.

Mr. Herron explained that 12 months is the normal length of the bond; he said they would put in the sidewalks upon the request of the Council or Engineering Dept., but he thought the final decision should be made on the alignment of Newton Street before the sidewalks go in.

Councilman Beasley said it would be a real help to have Newton realigned.

The City Engineer said a sketch plan of that realignment is ready.

Mayor Isen asked to add to the motion "that the sidewalks will be installed at any time within the 12 month period of the bond upon demand of the City Council."

Councilman Beasley stated the only reason he had made the motion and thought it should be passed is that he thinks straightening Newton will be an asset to the community. The curbs are already in, and they will have to be taken out before the realignment.

Councilman Drale asked if the realignment will be within this tract, and Councilman Beasley said a part of it will be.

The City Engineer said this realignment was brought up since the tract map was approved, and he thought this might be a City project since we would be changing the street from what had been approved.

Councilman Blount had a question about how long the entire sidewalk on Vista Montana was to be, and it was agreed that there are about 1200' of sidewalk to go in besides the sidewalks on Newton.

The City Engineer said there are about 1,000' to go in on Vista Montana.

Mr. George Hirschman, representing the Kissel interests, came forward and said the main reason they have not put them is that about half of that sidewalk or more would have to come out in the very near future. They felt it to be a waste of money to put them in until the lots there are built on. They have put up a bond to assure that sidewalks will go in within that length of time. At the time the tract map was passed, it had been agreed they would put these in on Vista Montana when the homes there were constructed.

Councilman Beasley accepted the amendments Mayor Isen had proposed to his motion, and they were accepted in the second to the motion.

Councilman Bradford asked the Building Supt. if it was common practice to allow this, and Mr. Schlens said it is common to allow final inspection on some portions of a tract before the entire tract is completed. He said final inspection had not been made because when it is made, we must release the houses for occupancy. When final inspection is made on a part of a tract and the houses are approved, that is reported to the Engineering Dept. and they can release just that part of the tract.

Councilman Bradford asked the City Engineer if the rest of the tract is complete.

City Engineer Bishop said he had scanned the Ordinance, and it says that "roadways and streets are to be surfaced", but it does not mention sidewalks.

Councilman Jahn said he had understood the City Engineer to say he

had estimated the cost of the sidewalks and found the bond to be adequate.

The City Engineer said that was correct, and that he has the bond.

Councilman Jahn wanted the record to show that the bond stated a specific time within which the construction must be completed.

The City Engineer said the bond specifies the work must be done within 12 months.

Mayor Isen asked if it could be made a part of the bond that the sidewalk would be built upon demand of the City Council at any time during the 12 months.

The City Engineer said it could.

Councilman Jahn asked if he was correct in his belief that at the time the tract was accepted we had approved the alignment of Newton St., and they had put in the curbs and gutters, but now we find the alignment of Newton is not satisfactory to us and we are planning to ask its re-alignment.

The Planning Director said a map showing a proposed realignment of Newton St. had been referred to a Planning Committee just last week.

Councilman Blount said in the meantime that is one of the roughest streets in the City.

Mayor Isen directed that the motion in its entirety be set forth in the Minutes, and it was as follows:

" To concur with the recommendation of the City Engineer and allow the occupancy (of 15 homes) when that payment (\$397.17 for work on drains) has been made and the bond has been received."

Amendment No. 1: "that the houses should have been given final inspection before being released."

Amendment No. 2: "to include 9 houses on Vista Larga, providing all requirements of this motion are taken care of."

Amendment No. 3: "that the sidewalks will be installed at any time within the 12-month period of the bond upon demand of the City Council."

Amendment No. 4: "that the bond include Amendment No. 3."

Councilman Bradford asked if they would agree to put in the sidewalk within 4 months, but the agreement was not forthcoming.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Drale, Jahn, Isen. NOES: COUNCILMEN: Benstead, Blount, Bradford. ABSENT: COUNCILMEN: None.

Councilman Bradford said he would have voted in favor of the motion if they had agreed to install the sidewalks within 4 months.

Mayor Isen directed that the Dept. of Public Works follow up on this, and give a report to the Council as to when the sidewalks should be installed. The report should come to this Council at the time they think there are deliberate delays in the construction. He pointed out to the City Engineer that unless the bonding company follows through on this, they cannot proceed.

5. Airport Manager Egan asked the Council if they would discuss the Barley application for a lease, saying it was Item No. 3 he had submitted to them this evening. He said this had been before the Commission some time ago, and it had been unanimously recommended for Council approval subject to presentation of a more complete schematic plot plan. That was the only thing which had held it up. Mr. Barley has presented such a plot plan in addition to a layout of the improvements on the property, and he has another plan in great detail on a plot across the highway.

Councilman Jahn asked how many feet of frontage this had on the Coast Highway, and Mr. Egan said 600'.

Mr. Egan said the rent would work out to about \$3 per front foot per month.

Councilman Jahn said he remembered an \$800 per month figure in connection with this, and he thought this would be between \$1 and \$2 per front foot and that it did not sound like enough to him.

Councilman Jahn moved to refuse the offer.

Mayor Isen thought he remembered this, and asked if it did not

contemplate the Wilson leasehold, and asked what would happen if the Wilson lease did not become effective.

Mr. Egan said this lease is in configuration with the service road.

Mayor Isen did not think a garden shopping center was a use of high enough calibre.

Councilman Drale thought this should go back to the Airport Commission.

There were no objections, and it was so ordered, with Councilman Jahn's motion being lost for lack of a second.

6. Councilman Beasley moved the City Attorney be authorized to draw a Resolution to be sent to the County Board of Supervisors and other pertinent parties to request their immediate consideration of the extension of Hawthorne Blvd. from Newton St. south.

The City Manager did not favor a conflict of our two requests, and said he was to write a letter to Supervisor Chace requesting the two projects be put in the budget for the next year.

It was felt that this was sufficient, and the motion was declared lost for lack of a second.

7. Councilman Bradford expressed thanks to the Engineering Dept. and the men who had worked so hard on the new City Yard, and Mr. Horlander who had done a good job of inspection of supervising there. He felt that when people in the City's employ do an exceptionally fine job they should have thanks from the Council.

8. Councilman Bradford referred to a situation on Via Los Miradores where a drain needs to be replaced, and City Engineer Bishop said this had gone to the Staff.

Councilman Bradford hoped we would never put such a drain in front of a residence again.

9. Councilman Drale said some time ago we had called for bids or authorized \$2500 for a culvert at Redondo Beach Blvd. and Ainsworth. This has never been installed, and he asked when it would be.

The City Engineer said this is almost ready to go to bid now, and in reply to a question he said the City Manager would see that the money was available.

10. Mayor Isen informed the audience that a majority of the Council would be in Boston next week, so there would not be a meeting of the Council then.

11. Mr. Eddie Coco, 2313 W. 181st St., spoke to the Council at some length concerning the traffic hazard records at the intersection of 174th and Arlington and 182nd and Arlington, recalling his previous appearances here and the Council action in each instance. He asked if they may look forward to an improvement of the situation and the installation of signals.

The Council told Mr. Coco that the State is working on this, and they control 174th Street entirely.

The City Manager said we have been working on this for about 2 years, and that about two weeks ago he had called Mr. Holzman, who is a State engineer, and Mr. Holzman said this is a part of a master survey being made of 174th St. Mr. Holzman said they had written to Sacramento about this, and expect a reply from there about the first of December.

Mayor Isen asked the City Manager to send Mr. Coco copies of any communications on this, and the City Manager said he would do so.

Mr. Coco raised a question about traffic control at 182nd and Arlington.

Councilman Beasley moved to refer this to the Traffic Commission.

Motion seconded by Mayor Isen, no objections, so ordered.

Mayor Isen told him that either Councilman Jahn or the Chief of Police would keep him posted on this if he would contact them.

12. Councilman Drale referred to the west side of Yukon between 182nd and 174th, saying there are no sidewalks there for the children going to school. He asked for a report on this.

13. Councilman Blount moved all bills properly audited be paid. Motion seconded by Councilman Bradford and carried unanimously by roll call vote.

14. Councilman Jahn moved to adjourn to 8:00 P. M. Tuesday, December 9, 1958.
Motion seconded by Councilman Bradford, no objections, so ordered.

The meeting adjourned at 11:10 P. M.

A. H. Bartlett, City Clerk of the City of
Torrance, California

By Gale Whitacre
Deputy City Clerk

APPROVED:

Albert Jahn
Mayor of the City of Torrance